

ORDINANCE NO. 030424-22

AN ORDINANCE AMENDING ORDINANCE NO. 000413-48 FOR THE PROJECT KNOWN AS AVERY RANCH PLANNED UNIT DEVELOPMENT PROJECT TO MODIFY THE LAND USE PLAN, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCALLY KNOWN AS AVERY RANCH BOULEVARD AT PARMER LANE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Avery Ranch Planned Unit Development ("Avery Ranch PUD") is comprised of approximately 1,629 acres of land located at Parmer Lane and Brushy Creek in Williamson County and more particularly described by metes and bounds in the land use plan incorporated in ordinance No. 000413-48.

PART 2. Avery Ranch PUD was approved April 13, 2000 under Ordinance No. 000413-48.

PART 3. Avery Ranch PUD was amended as to Parcel III-2 on January 30, 2003 under Ordinance No. 030130-27.

PART 4. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-99-0001.02, on file at the Neighborhood Planning and Zoning Department, and locally known as the property at Avery Ranch Boulevard at Parmer Lane, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A".

PART 5. Part 4 (D) (2) (e) of Ordinance No. 000413-48 regarding impervious cover limitations is deleted in its entirety, as follows:

~~[(e) If 50 percent or more of the single family lots in the PUD have a lot size of 6300 square feet or greater, the maximum impervious cover for commercial development within the PUD shall be limited to 60 percent of the net site area of the commercial lots.]~~

PART 6. Exhibit "D" of Ordinance No. 000413-48 is amended to modify the land use plan to allow laundry service use as a permitted use on Parcel II-B as shown on the attached Exhibit "B". Laundry service use may not exceed a 4,250 square foot building footprint.

PART 7. The attached Exhibits "A" and "B" are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance.

PART 8. In all other respects the terms and conditions of Ordinance No. 000413-48, as amended, remain in effect.

PART 9. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 10. This ordinance takes effect on May 5, 2003.

PASSED AND APPROVED

_____, April 24, 2003

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Jackie Goodman

Gustavo L. Garcia
Mayor

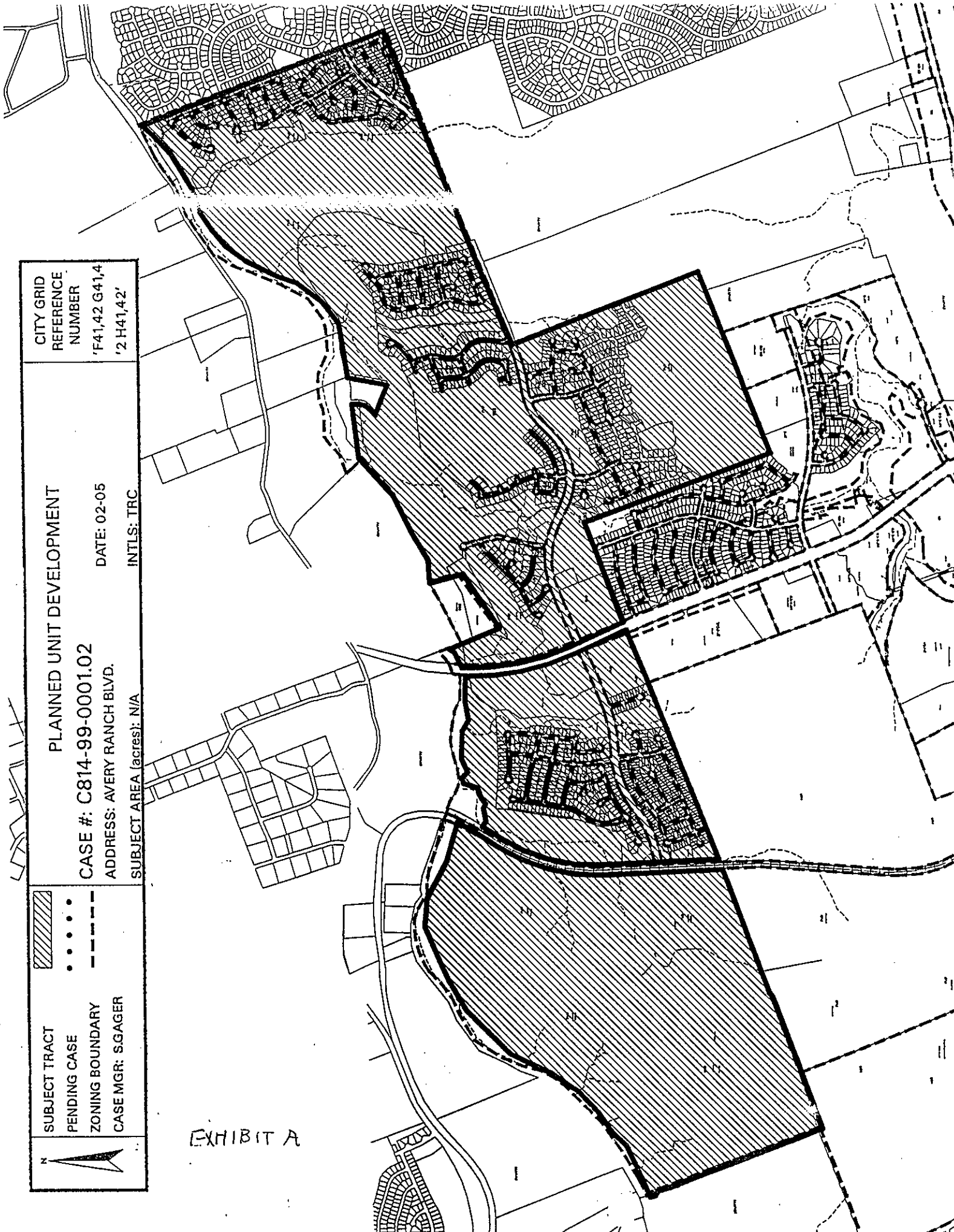
Mayor Pro Tem

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk





 SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S.GAGER	 ••••• ---	CITY GRID REFERENCE NUMBER 'F41,42 G41,4 '2 H41,42'	
		PLANNED UNIT DEVELOPMENT	
		CASE #: C814-99-0001.02	DATE: 02-05
		ADDRESS: AVERY RANCH BLVD. SUBJECT AREA (acres): N/A INTLS: TRC	

EXHIBIT A

PERMITTED USES TABLE

PARCEL NO.	BASE DISTRICT	PERMITTED USES	EXCLUDED USES	
I-A I-B I-C	Mixed Density Residential (SF-1 through SF-6) (MDR)	Those uses permitted under SF-1 through SF-6 except as excluded	Group Residential Lodging House Residential Mobile Home Residential Multi-family Residential Retirement (large site) Housing	
III-B III-D1	Mixed Density Residential - Moderate (SF-4A through SF-6) (MDR-M)	Those uses permitted under SF-4A through SF-6 except as excluded	Group Residential Lodging House Residential Mobile Home Residential Multi-family Residential Retirement (large site) Housing	
II-A II-C II-D III-C III-D	III-J, III-H IV-A IV-B IV-C IV-F	Mixed Density Residential - Low (SF-1 through SF-4A) (MDR-L)	Those uses permitted under SF-1 through SF-4A except as excluded	Group Residential Lodging House Residential Mobile Home Residential Multi-family Residential Retirement (large site) Housing
I-G-1 II-G II-G-1	III-G III-G-3 IV-G, IV-G-2	Commercial Recreation (CR)	Those uses permitted under CR except as excluded	Marina
I-D II-F1 III-E	IV-D IV-E	Neighborhood Commercial (LR)	Those uses permitted under LR except as excluded	Service Station
II-E III-A		Community Commercial (GR)	Those uses permitted under GR except as excluded	Automotive Rentals Automotive Repair Services Automotive Washing Exterminating Services Outdoor Sports & Recreation Pawn Shop Services Service Station
II-B	Village Ctr. Residential (VCR)	Those uses permitted under MF-2, MDR, & 30% LR OR GR <u>Including Laundry Services use not exceeding 4250 square foot building footprint</u>	Automotive Rentals Automotive Repair Services Automotive Washing Exterminating Services Outdoor Sports & Recreation Pawn Shop Services Service Station	
III-K	Commercial Services (CS)	Those uses permitted under CS-1, and cocktail lounge as a permitted use, except as excluded	Research Services Restaurant (Drive-in fast Food) Service Station	
I-G III-G-1 III-G-2 IV-G-1	Greenbelt/Open Space (GBLT)	Passive Recreation including Hike/Bike Trails, Nature Trails, Trail access drives Parking and Associated Infrastructure	Athletic fields, high mast athletic lighting, water towers, telecommunication towers, overhead utility lines, regional detention ponds, wastewater treatment plants	
III-F2	Community Commercial (GR)	Those uses permitted under GR except as excluded	Automotive Rentals Automotive Repair Services Automotive Washing Exterminating Services Outdoor Sports & Recreation Pawn Shop Services	

C814-99-0001.02

WILLIAMSON COUNTY - CEDAR F

EXHIBIT B

BRUSHY CREEK RD